

**PART II  
APPENDICES**

**W912DR-04-R-0011**

**APPENDIX C, PART I**

**FORT GORDON, GEORGIA**

**SITE DESCRIPTION AND ECONOMICS OF THE REGION**

**1.0 SITE DESCRIPTION**

**A. Fort Gordon**

1. The installation covers approximately 55,000 acres of land and is located just west of Augusta, Georgia, within the boundaries of Richmond, Columbia, McDuffie, and Jefferson counties – approximately 150 miles east of Atlanta. It offers modern housing, an elementary school, and numerous recreational facilities that include a 900-acre recreation area on Lake Thurmond.
2. Situated on the Georgia/South Carolina border, Richmond County, Georgia adjoins to North Augusta and Aiken, South Carolina across the Savannah River to the east. Interstate 20 and US Route 1 provide highway access to the installation among other federal and state highways. Augusta is easily accessible by automobile, bus, and air. Air service to Augusta is provided by Delta Airlines, Continental, and US Airways, which fly from Bush Field at the Augusta Regional Airport. Southeastern Stages, Inc. and Greyhound provide bus service into and out of Augusta.
3. Directions from the Airport to housing building 29603 at Installation:
  - From the Augusta Regional Airport take Tobacco Road west directly to Gate 5 at Fort Gordon.
  - From Gate 5 continue straight along Avenue of the States for 2.3 miles.
  - Turn left onto Barnes Avenue; turn left into the RCI Office parking lot at building 29603.

## **B. Units Assigned**

1. **The U.S. Army Signal Center and Fort Gordon**, the "Home of the Signal Regiment," trains more military personnel than any other branch-training center of the U.S. Army. It is also one of the largest information technology education centers in the world. The multifaceted mission of the U.S. Army Signal Center and Fort Gordon encompasses training, doctrine, force integration and mobilization of U.S. military students (both active and Reserve Component), Reserve Officer Training Corps students, selected foreign students, and Department of the Army civilian personnel.
2. Fort Gordon is also home to the 116<sup>th</sup> Military Intelligence Group, the Southeast Regional Medical Command, Eisenhower Army Medical Center, the 93<sup>rd</sup> Signal Brigade, 15<sup>th</sup> Signal Brigade, the 513<sup>th</sup> Military Intelligence brigade, the 81<sup>st</sup> Regional Support command, the 249<sup>th</sup> General Hospital, the National Science Center-Army, and a Georgia National Guard Youth Challenge Academy.
3. In addition to the number of major tenants, the Installation is home to one Richmond County School District elementary school. The school is primarily for the children of military personnel, living in government quarters; however in the event of major population increases in Richmond County the School is available to the general public.

- C. Public Information-** The following web sites provide additional information on Fort Gordon and the surrounding community of Augusta:

Official Fort Gordon website	<a href="http://www.gordon.army.mil">www.gordon.army.mil</a>
Local Newspaper	<a href="http://www.augustachronicle.com">www.augustachronicle.com</a>
Richmond County/Augusta website	<a href="http://www.co.richmond.ga.us">www.co.richmond.ga.us</a>
Augusta Chamber of Commerce	<a href="http://www.augustausa.com">www.augustausa.com</a>

## **2.0 FORT GORDON VISION/ MISSION/VALUES/GOALS**

### **A. Vision**

## **1. US Army Signal Center-**

- A world-class communications and IT training environment where members of all services learn the skills to enable knowledge dominance in the force; where noncommissioned and commissioned officers emerge as more confident leaders, fully competent in knowledge based skills.
- Where we will formulate, develop and manage network operations and information management capabilities for the interim and objective force.
- Where we will field new communications systems; where we will design, develop and manage the Signal force of the future; where our lifelong learning will sustain a trained Signal force at higher levels than ever before; where we will enhance our vital partnerships with our Reserve Component forces.

## **2. Fort Gordon – A home to forces whose personnel – both military and civilian – are trained and equipped to provide a host of support and services to warfighting forces throughout the world who are trained to deploy, to fight, to win.**

An installation – a committed and caring neighbor to the greater Augusta community; dedicated to providing world-class support and services to our units and families; where we continue to support mobilization of Reserve Component forces when required; an installation where soldiers soldier, leaders lead, and families grow.

## **B. Mission**

- Training soldiers, sailors, airmen, marines, and civilians.
- Grow leaders.
- Define requirements, acquire, and integrate information technologies into the force.
- Develop Signal Doctrine.
- Design the Signal Force of the Future.
- Host and support tenant organizations.
- Mobilize and deploy operating forces.
- Provide a caring environment for all in a climate of cooperation and partnership with the greater Augusta community.

**C. Values:** Loyalty, duty, respect, selfless service, honor, integrity, personal courage

**D. Goals**

1. Formulate, develop and manage Network Operations and Information Management Capabilities for the Army.
2. Design, develop and manage the Signal Force of the Future
3. Provide Skilled Soldiers, Competent Leaders and Capable Organizations
4. Enhance Well Being
5. Enhance Professional Competency

**3.0 RESIDENTIAL COMMUNITIES INITIATIVE (RCI) PROJECT:**

Fort Gordon is proposing to partner with the private sector for the purpose of improving the military family housing community, utilizing applicable legislative authorities and the provisions of the Army's RCI Program.

**4.0 RCI PROJECT VISION AND GOALS**

**A. Vision:** Recognized in providing Fort Gordon Soldiers and families with quality housing communities in which to live, flourish, and succeed – a partnered-based and unified community, resident-focused, and postured into the 21<sup>st</sup> Century.

1. The RCI project will deliver quality housing and community facilities that are energy efficient with modern amenities that provide a safe and secure environment for military families.
2. Community design techniques will produce effective solutions that appeal to residents, improve the curb appeal of the existing housing areas and deliver multiple opportunities for recreational and community activities.
3. Community design standards will result in timeless communities that meet the complex demands of the Army's culturally diverse families.
4. Resources will be optimized to meet the established priorities of upgrading communities and improving the quality of housing.

## **B. Goals**

### **1. Community**

- a.** The RCI communities will be designed to foster a sense of pride in the local communities.
- b.** Residents will feel safe walking through their community, day or night.
- c.** The internal circulation system of the communities will accommodate pedestrian and vehicular traffic in a harmonious manner.
- d.** Green and open spaces will be used to serve as both recreational opportunities and connective links from one housing area to another.
- e.** Community centers, recreational facilities and other amenities will be integrated into the communities and will serve as focal points of the communities.
- f.** Reduce the housing density.
- g.** Reduce the number of existing multiplexes.
- h.** Build communities that take advantage of Fort Gordon's natural surroundings in developing both housing areas and recreational areas.
- i.** Integrate community centers to provide activities to all age groups.
- j.** Develop unique community setting with resident amenities.

### **2. Dwelling Units**

- a.** All dwelling units will be made adequate within 10 years after the transfer of housing privatization operations to the partner.
- b.** Address the identified requirement for housing units identified during the CDMP process, with particular emphasis on the build out that will be accomplished during the initial development.
- c.** Units will be designed to accommodate the lifestyle of the military family.
- d.** Storage will be sufficient to allow the soldiers to safely store personal effects and limit visual pollution in housing areas.

- e. Residents will have access to sufficient covered/garaged parking to prevent excessive on-street parking.
- f. Units will include outdoor areas that provide privacy, but also connectivity to the community.
- g. Newly constructed housing will have no less than 3 bedrooms.
- h. Project will incorporate the Sustainable Design and Development and Sustainable Project Rating Tool (SPiRiT) process to the maximum extent possible, and will achieve the Gold rating.

### **3. Asset and Property Management**

- a. The financial structure will maximize the development scope and support short and long-term needs.
- b. Operations and maintenance services will be provided in a prompt, courteous, and efficient manner, exceeding current service standards.
- c. (Units will be revitalized or replaced on a periodic basis to maintain economic and structural viability, allowing for the inclusion of state-of-the-art features.

## **5.0 PROJECT SUMMARY**

- a. Fort Gordon's family housing privatization initiative promotes high quality family housing within the military member's Basic Allowance for Housing (BAH), less an amount sufficient to cover average utility usage and renter's insurance.
- b. Fort Gordon proposes to convey an inventory of 876 family housing units and lease the land on which the existing units are located and possibly include additional lands for deficit elimination and/or replacement construction to a non-Department of Defense entity. In exchange, this partner will provide for the new construction/renovation, operation, management and maintenance of the existing family housing inventory. This conveyance will be for a fifty-year period with a twenty-five year renewal clause.
- c. Some Fort Gordon housing areas were constructed in the Capehart and Wherry era, yet were not part of the Capehart and Wherry initiative. Housing areas were constructed in 1942, 1958, 1966, 1967, 1970, 1974, and 1975. There are no plans to demolish any housing units before the transfer of operations would occur.

## **6.0 FINANCIAL FEASIBILITY**

Fort Gordon has conducted financial feasibility analyses that support the viability of a privatization effort in which the partner assumes occupancy and lease rights to the existing family housing units and related underlying land. The partner will replace and revitalize housing as substantiated by a condition assessment of existing quarters in accordance with RCI and local community standards.

For the purpose of estimating revenues, the monthly income available to the partner is an amount equal to the BAH of the senior military member of each household residing on Post, less an allowance for utilities and renter's insurance.

## **7.0 NEED FOR MILITARY HOUSING PRIVATIZATION INITIATIVE AUTHORITIES (MHPI)**

Due to Fort Gordon's historical and cultural significance, some of the legislative authorities provided by the MHPI may be necessary for the financial viability of the project. The development partner may recommend use of any of these authorities.

## **8.0 CURRENT INVENTORY OF FAMILY HOUSING**

The following table depicts the current (February 2004) total Family Housing inventory as designated by grade and bedroom count.

GRADE	2BR	3BR	4BR	5BR	TOTAL
GFOQ		2	1		3
SGOQ		20	9		29
FGOQ		6	24		30
CGOQ	2	74	20		96
SNCOQ		66	24		90
JNCOQ		318	192		510
JENLQ		118			118
TOTAL	2	604	270		876

GFOQ – General/Flag Officer Quarters  
 SGOQ – Senior Grade Officer Quarters  
 FGOQ – Field Grade Officer Quarters  
 CGOQ – Company Grade Officer Quarters  
 SNCOQ – Senior Non-Commissioned Officer Quarters  
 JNCOQ – Junior Non-Commissioned Officer Quarters  
 JENLQ – Junior Enlisted Quarters

The following table lists the construction dates of the current Family Housing inventory.

YEAR BUILT	GRADE	1 BR	2BR	3 BR	4 BR	5 BR	TOTAL
1942	GFOQ			1	1		2
1942	SNCOQ			1			1
1958	GFOQ			1			1
1958	SGOQ			18	5		23
1958	SNCOQ			1			1
1966	FGOQ			6	6		12
1966	CGOQ		2	26	20		48
1966	JNCOQ			80	36		116
1966	JENLQ			32			32
1967	SGOQ				4		4
1970	SNCOQ			20	24		44
1970	JNCOQ			162	156		318
1970	JENLQ			86			86
1974	SNCOQ			26			26
1974	JNCOQ			10			10
1975	FGOQ				16		16
1975	CGOQ			48			48
1975	SNCOQ			20	2		22
1975	JNCOQ			66			66
TOTAL		0	2	603	271	0	876

The following table shows the actual assignment of quarters as of October 2003 as well as the monthly rental income that the developer could expect from this specific assignment.



Pay Grade	FY04	On - Post Housing As of 10 Feb 2004				
	BAH with Dependents (2004 Data)					
		2 BR	3 BR	4 & 5 BR	Housing by Rank	Potential Monthly Income
E1	773		6	0	6	\$4,638
E2	773		12		12	\$9,276
E3	773		46	1	47	\$36,331
E4	773		117	18	135	\$104,355
E5	813		112	58	170	\$138,210
E6	864		120	87	207	\$178,848
E7	921		66	39	105	\$96,705
E8	983		6	4	10	\$9,830
E9	1,051		0	3	3	\$3,153
WO1	865		7	4	11	\$9,515
O1	947		3	3	6	\$5,682
O1E	1,022		6	1	7	\$7,154
WO2	1,062		6	9	15	\$15,930
O2	1,108	2	6	3	11	\$12,188
O2E	933		1	1	2	\$1,866
WO3	1,011		4	2	6	\$6,066
O3	1,069		33	12	45	\$48,105
O3E	819		2	1	3	\$2,457
WO4	863			1	1	\$863
O4	1,019		13	6	19	\$19,361
WO5	1,128				0	\$0
O5	1,203		9	2	11	\$13,233
O6	1,213		4	7	11	\$13,343
O7	1,227		3		3	\$3,681

O8	1,227				0	\$0
O9	1,227				0	\$0
O10	1,227				0	\$0
TOTAL ASSIGNED:		2	582	262	846	
TOTAL INVENTORY:		2	603	271	876	
DIFFERENCE:		0	21	9	30	
Weighted BAH per month for assigned quarters:					\$875	
Additional potential monthly income if all habitable, unoccupied houses occupied:						\$26,269
Total Potential Monthly Rental Income @ Installation						\$767,059
Based on effective occupied inventory as of February 10, 2004						\$740,790

## 9.0 COMMUNITY SUPPORT FACILITIES

### a. Housing

1. There are 158 permanent officer units and 718 permanent enlisted units, each furnished with a stove, dishwasher and refrigerator. There are currently 3 officers, 15 Senior Noncommissioned Officers and 156 Junior Noncommissioned Officers/ Junior Enlisted personnel on the waiting list, with an estimated average wait time of 1 to 4 months before on-post housing is available. However the 2 bedroom Company Grade Officer and 3 bedroom Junior Noncommissioned Officers/ Junior Enlisted estimated wait times are 6 to 8 months.
2. There is an Army Family Housing Community Housing Relocation and Referral Service (CHRRS) at Fort Gordon that provides assistance to soldiers wanting to live off-post. It is envisioned that this service will continue under the installation's supervision after RCI.

### b. Transient Housing, Visitor Quarters (VOQ & DVQ) and Guest House:

1. Fort Gordon has 358 transient available to personnel attending Fort Gordon for short periods of time. They feature rooms comparable in quality to local accommodations.

2. Fort Gordon has one official Distinguished Visitor's Quarter located at 6 Boardman Lake.
  3. The Guest House is a modern lodging building containing 266 units available for families under Permanent Change of Station (PCS) orders. All units are available to others on a space-available basis. These units are used as short-term DVQ. Laundry rooms are available free of charge. The facility is available to visitors of on-post residents.
- c. **Unaccompanied Enlisted Personnel Housing (UEPH):** There are 29 UEPH buildings at Fort Gordon. The total capacity of these units is 2140 spaces. The unit is responsible for assigning adequate space to the bachelor soldiers in pay grades E-1 to E-6.
  - d. **Transient Unaccompanied Personnel Housing (UPH), Advanced Individual Trainees (AIT):** There are 19 UPH, AIT buildings at Fort Gordon with 3166 bed space capacity. The individual Schools and Training Centers are responsible for assigning students UPH, AIT space.
  - e. **Transient Unaccompanied Personnel Housing (UPH), Advanced Skills Trainees (AST):** There are 3 UPH, AST buildings at Fort Gordon. The buildings were constructed in Year with the total capacity of 194 bed spaces. The Non-Commissioned Officers (NCO) Academy is responsible for assigning students UPH, AST space.

## **10.0 FACILITIES/SERVICES**

- a. **Army Community Service (ACS)** - Army Community Service provides soldiers, retirees and family members with a centralized source of information, guidance, and assistance in solving problems.
- b. **Exceptional Family Member Program (EFMP)** is a Department of The Army program to assist family members who have various disabilities. The EFMP ensures that family members receive the services necessary to meet their basic needs.
- c. **Chapel Activities-** Fort Gordon's military religious program offers many spiritually oriented activities for families and single service members alike. Worship services for many faiths, Bible study groups, music programs and retreat ministries are only a few of the activities available to Fort Gordon's military, family members and civilian employees.

#### **d. Child Development Facilities**

1. Child Development Services operates one child development facility and a Family Child Care Program on Fort Gordon for children 6 weeks to 12 years. It also operated a Pre-Kindergarten for Fort Gordon families.
2. Short Term Alternative Child Care Services offer child care on-site for organizations or groups requiring care for at least 10 children at one time.

**e. Dental Services-** Fort Gordon is the location of the headquarters for the Southeast Regional Dental Command and U.S. Army Dental Activity, Fort Gordon. Fort Gordon is also home to the Army's only Dental Laboratory. The installation has three dental clinics that offer services from regular cleanings and check-ups to oral and maxillofacial surgery.

#### **f. Health Services**

1. **Eisenhower Army Medical Center-** The Eisenhower Army Medical Center is one of the most complete military hospitals in the continental United States. The Eisenhower AMC provides access to quality and cost-effective primary, secondary, and tertiary care for patients and training for Army Medical Department personnel, while maintaining a state of readiness for mobilization. The Eisenhower AMC is under the Southeast Regional Medical Command.
2. **Community Counseling Center-** The Center provides treatment for substance abuse patients who are active duty soldiers, reserve components, Department of the Army civilians, family members and retirees affected by substance abuse.
3. **Eisenhower Army Medical Center Fisher House-** The Zachary and Elizabeth M. Fisher House serves as a home away from home for military families of patients receiving care at Eisenhower Army Medical Center or local medical facilities.
4. **Schoolhouse- Graduate and Professional Medical Education-** Eisenhower Army Medical Center offers graduate medical education programs in family practice, psychiatry,

internal medicine, general surgery, oral surgery, orthopedic surgery, transitional internship, and child psychiatry fellowship. There are approximately 41 first-year physicians, 70 residents at varying levels of specialty training, and two to four child psychiatry fellows in graduate medical training during any given year.

- 5. **Veterinary Treatment Facility-** The Veterinary Treatment Facility offers services to active duty members, retirees and reservists who have a valid Department of Defense identification card that authorizes medical treatment at a military medical treatment facility.
- g. **Recycling Program-** Fort Gordon's installation recycling program offers convenient services such as office collection on post, curbside pickup in the post housing areas and a 24-hour drop-off center. The recycling center is located at the northwest corner of 19<sup>th</sup> Street and Chamberlain Avenue.
- h. **Youth Development Program-** Fort Gordon's youth are fortunate to have access to one of the Army's most energetic programs. Activities are supported for every age from 6 to 19. The wide range of programs are open to family members of all active, retired and reserve military personnel and civilians employed on post. There are clubs for both pre-teens and teens, each with its own club council. These clubs offer an active program of dances, games, crafts, and numerous other activities.
- i. **Shopette-** There are currently 2 shopettes run by AAFES. These shopettes are approximately 4645 square feet (Building 100) and 4300 square feet (Building 4300) and carry convenience and small grocery lines.
- j. **600 Person Army Reserve Center-** There is a 600 Person Army Reserve Center located on Lane Avenue on Fort Gordon to serve Army Reservist in the Augusta Area.

## 11.0 RECREATION

- a. **Automotive Skills and Development Center-** Fort Gordon has one of the finest auto crafts centers in the Army. The facility features 28 inside bays, 34 exterior bays and offers self-help automotive services and professional assistance. Adjacent to the Auto Skills and

Development Center is a Self-Storage Center with 106-self storage units and facilities for parking RV's and boats.

- b. Sports and Fitness Facilities-** The installation sports program offers over 100 facilities for dedicated sports enthusiasts or for the occasional athlete. Programs are geared to the needs and desires of the Fort Gordon community with an emphasis on unit level participation. The sports office also offers a variety of special events throughout the year.
- c. Swimming Pools-** A 50-meter Olympic size indoor pool is open seven days a week and offers locker use for pool pass members. Programs offered include lifeguarding classes, winter and summer child swim lessons, adult swim lessons, water aerobics, lap swim and recreational swim.
- d. Golf Courses-** Gordon Lakes, one of the finest courses in the south, is located on Range Road. It offers 27 holes with a practice range, practice putting and chipping greens. Also available are rental clubs, pull carts, lockers electric carts and a well-stocked pro shop. The course has an active tournament program; handicap services and offers instruction for beginners as well as advanced golfers.
- e. Bowling-** Gordon Lanes offers bowling for all ages. It is located next to the Post Exchange's PXtra on the Avenue of the States. This center has 24 ABC-sanctioned bowling lanes, automatic scorers, a variety of electronic video and amusement machines, a full service snack bar and a pro shop. Gordon Lanes is open seven days a week for both open and league bowling.
- f. Library-**The central point of access for information resources in print or digitized format, the library's mission is to provide support for the training, educational and recreational interests of U.S. Army Signal Center and Fort Gordon personnel and military family members.
- g. Fort Gordon Recreation Area-** The Fort Gordon Recreation area is 23 miles from Fort Gordon on Highway 104. Some of the activities available on this 912-acre preserve are camping, picnicking, water skiing, swimming, hiking, boating and fishing.
- h. Riding Stables-** The Fort Gordon Hilltop Riding Stables are located on North Range Road at 16<sup>th</sup> Avenue. More than 250 acres of trails are available to horseback riders. Lessons are offered for beginners to advanced riders. Hay rides, pony rides and well-organized trail rides for groups are conducted. Included are summer and holiday youth horse camps, lakeside ride outs, horseback adventure and education sessions, and Fort Gordon's Pony'n'Saddle Club.

- i. **The Gordon Club-** Noncommissioned Officers'/Enlisted Club offers a variety of social activities. This club offers breakfast, lunch and dinner five days a week; and brunch on Sundays. The club caters parties for 30 to 600 people.
- j. **Kegler's Lounge-** The Sports Connection is open to all military and civilians. The sports theme offers an atmosphere of camaraderie with pool tables, six large televisions, video games, and beverages and snacks. Current televised sports events are shown via satellite. A pavilion with two volleyball courts and patio tables is a great place for an outdoor event.
- k. **Music & Theater Program-** The Fort Gordon Music and Theatre Program offers a full season of professionally directed and produced theatrical and concert attractions. Using an all-volunteer cast, crew and backstage helpers, participants come from both the military and civilian communities. The program produces the critically acclaimed Fort Gordon Dinner Theater. The dinner theatre has a full season of Broadway type musicals, comedies and dramatic presentations. The program now offers outdoor concerts featuring nationally known entertainers.
- l. **Sandy Run Nature Trail and Wildlife Viewing Areas-** Fort Gordon offers an excellent nature trail and wildlife viewing areas which are accessible to the handicapped.

## **12.0 SERVICES**

- a. **Electric-** Fort Gordon is privatizing its electrical systems, the contract for which is expected to be finalized by the summer of 2005. Each utilities privatization contractor will be responsible for the ownership, operations, and maintenance of the utility systems and up to specific points of demarcation. Fort Gordon will retain the ability to purchase the commodity.
- b. **Gas-** Fort Gordon's natural gas system has been privatized and is currently owned and operated by the Atlanta Gas Light Company. The existing system will be replaced completely by the fall of 2004. The utilities privatization contractor will be responsible for the ownership, operations, and maintenance of the utility systems and up to specific points of demarcation. The installation will continue to retain the rights to purchase the commodity.
- c. **Water and Wastewater-** Fort Gordon is privatizing its water and wastewater infrastructure systems, and the contract is expected to be

finalized in the summer of 2005. Fort Gordon has an existing water treatment plant; it is possible for the water privatization initiative to include the sale of the water commodity.

- d. **Centralized Heating/Cooling Systems-** All housing units have independent Heating Ventilation Air Conditioning systems.
- e. **Landfill Operations-** There are no active landfills available for Fort Gordon's Housing operations.
- f. **Refuse Collection-** Refuse collection in the family housing areas is managed by Commercial Trash Removal, Inc. located in Martinez, GA.
- g. **Recycling-** There is currently no recycling operation in the Fort Gordon housing areas, there is however a recycling station at Chamberlain Ave and 19<sup>th</sup> Street that installation residents can choose to take advantage of.
- h. **Fire Protection:** The Installation Fire Department operates from two stations located in Building 32420 and Building 2131 and consists of: 3 engine companies, 1 ladder truck, 1 rescue truck, 2 HAZMAT trailers, 3 command vehicle, and administrative offices located in building 32420. The Fire Prevention Section is located in Building 29717. The Fire Department has Mutual Aid Agreements with local communities for fire protection and HAZMAT responses. The AFH portion of this service will be reimbursed from project funds.
- i. **Police Protection:** Fort Gordon Department of Public Safety conducts police operations from one station located in Building 29717 and is currently manned with 40 law enforcement officers and 200 security personnel that man the installation gates. Services include policing operations, patrols, general and Absent with-out Leave (AWOL) investigations and training. Police operations utilize sedans, motorcycles, All Terrain Vehicles (ATVs) and bicycles in its patrolling operations. The Department of Public Safety works closely with local law enforcement agencies when their services are required. The AFH portion of this service will be reimbursed from project funds.
- j. **Pest Control and Pesticide Management-** Pest Control and Pesticide Management on Fort Gordon must be done in accordance with the Fort Gordon Integrated Pest Management Plan and the Department of Defense Pest Management Regulation and Policy.

## 13.0 INSTALLATION BUILDING GUIDELINES



- a. **Architectural Style-** Partners are encouraged to use their ingenuity and innovation. However, they are expected to propose plans that are compatible with existing architectural and design guidelines on and off post.
- b. **Height-** New construction should not exceed two stories.
- c. **Americans with Disabilities Act-** The developer and the Community Development and Management Plan must meet the requirements of this Act. Based on Army regulations, both new construction and revitalization projects will include the requirement that five percent of the dwelling units in the project will be accessible for, or readily and easily modifiable for, use by persons with disabilities. This requirement must be addressed in all such projects until at least five percent of the installation's total inventory meets accessibility requirements.

It is our desire to assure that housing occupied by military families fully meets the needs of all family members, including those with disabilities. As a matter of policy, provide a level of accessibility in the housing that meets the requirements under laws such as the Architectural Barriers Act, the Americans with Disabilities Act, and the Fair Housing Act, whether those laws apply or not meeting the stricter requirements of Uniform Federal Accessibility Standards (UFAS) and Americans with Disability Act Accessibility Guidelines (ADAAG).

#### **14.0 ENVIRONMENTAL CONSIDERATIONS**

- a. The housing areas proposed for this project are thought to be suitable for the intended development. An Environmental Baseline Survey (EBS) will be prepared and will be available to the partner during the development of the CDMP.
- b. The majority of homes have had asbestos abated. Another environmental consideration is lead based paint, which has all but been encapsulated as units have been upgraded. Housing units on Fort Gordon are subject to having mold, which is typical for the area. However, to date there has been no incident of toxic mold.
- c. While the Red Cockaded Woodpecker, Gopher Tortoise, and several species of animal and plant life have been identified on Fort Gordon. Possible footprints for family housing have been chosen to minimize exposure to these concerns.

- d. There are various archeological sites on Fort Gordon, some of which may have unexploded munitions. The possible footprints for family housing have been chosen to minimize exposure to those concerns.
- e. An Environmental Assessment (EA) of the CDMP will be required prior to the implementation of the project. The EA will be developed by The Army in conjunction with the preparation of the CDMP, and will comply with the provisions of the National Environmental Policy Act (NEPA). The partner will be responsible for the payment of all costs associated with performing any necessary additional environmental studies to prepare the CDMP or to obtain project financing.
- f. Construction is allowed after assuring NEPA compliance, reviewing encumbrance restrictions and conditions, and obtaining all applicable permits for construction activities. For example, general encumbrances may involve preparing NEPA documents and securing digging permits for subsurface mechanical construction or exploration activities.
- g. Chlordane, a historically commonly used pesticide, was applied for its intended purpose in family housing prior to the ban on its usage. Chlordane residuals should be considered present in the soils adjacent to the housing units.

## 15.0 OTHER CONSIDERATIONS

- a. **Jurisdiction-** Fort Gordon will maintain exclusive federal jurisdiction over the real estate within the borders of the Installation. All of the existing housing areas within Fort Gordon fall under exclusive federal jurisdiction.
- b. **Fire and Police Protection-** Fort Gordon will provide fire and police protection for the Fort Gordon family housing areas, to be reimbursed by the project.
- c. **Installation Controls-** The following controls will be retained by the installation:
  - 1. Security of the Installation
  - 2. Fire and Police Protection
  - 3. Authority to withdraw authorization to reside on-post
  - 4. Authority to negotiate use of escrow accounts with partner

5. Housing grade categories and designation of housing
  6. Designation approval of key and essential positions
- d. **Rent Methodology-** The maximum allowable income to be derived from occupancy of family housing is not to exceed the sum of the on post military members' basic housing allowances, less an amount sufficient to cover average utility usage and renter's insurance. Military members are not expected to expend out-of-pocket funds to reside in family housing provided by the developer as long as their utility consumption is not such that it exceeds the amount set aside to cover average utility usage.
  - e. **Community Amenities-** Community amenities are those generally provided in a typical housing development such as community centers, child care centers, playgrounds, ball fields, tennis courts, swimming pools, jogging trails, and other recreational facilities. The developer is to provide such amenities as part of the replacement and construction portion of the project. The developer may help operate, maintain, and staff these facilities in collaboration with existing government programs or to augment such programs. Developers should take care to differentiate between ancillary facilities that are appropriately funded by the BAH revenue stream and commercial/retail/MWR activities.
  - f. **Storage Facilities-** Typically, military families accumulate items from around the world that require storage and accessibility, more so than the typical American family. The developer is to provide adequate space within or near family housing units.
  - g. **Construction Sites-** Fort Gordon will identify adequate and appropriate land on which the developer will commence construction. A Construction Site Feasibility Study will be developed and provided by the partner during the development of the business and financial plans.
  - h. **Metes and Bounds-** Fort Gordon will identify housing areas and surrounding available land within the housing areas to accommodate new and revitalized neighborhoods. A metes and bounds survey will be conducted and will be developed and provided to the partner during the development of the CDMP.
  - i. **Historic Housing-** Fort Gordon currently has no housing considered historically significant or eligible for the National Register of Historic Places.

- j. **Condition of Property Title-** The Army holds fee title to the property upon which the existing family housing is located and to the lands upon which any new family housing may be constructed.

## **APPENDIX C, PART II**

**W912DR-04-R-0011**

### **AUGUSTA, GEORGIA AND SURROUNDING COMMUNITIES**

**(FORT GORDON)**

#### **COMMUNITIES**

##### **1. 0 AUGUSTA, GEORGIA**

Georgia's second oldest city, Augusta was founded in 1736 and has preserved much of its historical significance, as can be seen in such architectural restorations as Ware's Folly from the antebellum era; the Old Medical College, founded in 1835; the Ezekiel Harris House, built around 1797, and Woodrow Wilson's boyhood home.

The metropolitan area of Augusta is home to more than 400,000 and is flavored with the lingering charm of its impressive past. Known as the Garden City of the South, Augusta has received fame not only for its beauty but also as a major medical community, an area of cultural and recreational activity and one of the fastest growing industrial centers in the southeast.

Augusta's location in the eastern part of the state on the Savannah River is one of its greater attributes. The city is the hub of the 18-county Central Savannah River Area. Augusta is 151 miles east of Atlanta, 131 miles northwest of the Atlantic port of Savannah and within reasonable distance of other major southeastern cities. This location provides an ideal climate with short cool winters and long warm summers, which makes Augusta a great place to live.

Augusta maintains an excellent relationship with Fort Gordon and the U.S. Army Signal Center, the largest communications-electronics-training center in the world.

The Masters Golf Tournament is held annually in Augusta, and is considered to be one of the most prestigious golf tournaments in the world.

Fort Gordon housing areas are all part of the Richmond County School District. In addition to the public school options there are various private schools that cater to students in grades Pre-K-12.

The Augusta/Fort Gordon area is home to the Medical College of Georgia, Augusta State University, Augusta Technical Institute, Paine College, Kerr Business College and Aiken Technical College.

## **FORT GORDON HISTORY**

Throughout its history, Fort Gordon has responded to world situations, beginning with its creation on 23 July 1941 as a World War II training camp, preparing soldiers for the mass warfare of the 1940's. Over 60,000 acres, comprising the communities of Pinetucky and Linwood, were purchased and an Army cantonment area was constructed at a total cost of \$22.8 million.

Camp Gordon was named for LTG John Brown Gordon, a native Georgian, soldier, legislator, and businessman, and its official groundbreaking and flag raising ceremony was held on 18 October 1941. The first units to train here included the 4<sup>th</sup> Infantry Division, and the 10<sup>th</sup> Armored Division.

On March 21, 1956, Camp Gordon was re-designated as Fort Gordon, making it a permanent part of the Army's readiness posture. The local economy was boosted with the physical expansion that included family housing and the rehabilitation of barracks. On January 3, 1958, a Noncommissioned Officer Academy was established at Fort Gordon. By the 1990's, it was the Army's Largest NCO Academy.

As part of an effort to combine several service schools, Signal training was consolidated at Fort Gordon on July 1, 1974 when the US Army Southeastern Signal School was redesignated the US Army Signal School. On October 1, 1974, the US Army Signal School was redesignated the US Army Signal Center and Fort Gordon, the "Home of the Signal Corps".

The post's medical facilities were expanded in 1975 with the dedication of the Dwight David Eisenhower Army Medical Center, one of the world's most complete military hospitals in the continental United States. Its role expanded with the creation of the Southeast Regional Medical Command in the 1990's.

In November 1985, Fort Gordon became the proponent for the Army's Information Mission Area. In October 1988, the Computer Science School relocated to Fort Gordon.

The 1990's also brought the arrival of another Signal Battalion and two Military Intelligence Brigades. The 63<sup>rd</sup> Signal Battalion was relocated to Fort Gordon in 1992, the 513<sup>th</sup> MI Brigade arrived in November 1993, and the Gordon Regional Signal Intelligence Operations Center was activated on January 18, 1996. In February 1998, the 93<sup>rd</sup> Signal Brigade was activated as the headquarters for the 63<sup>rd</sup> and 67<sup>th</sup> Signal Battalions.

Throughout its history, Fort Gordon has continually responded to the challenge of providing state-of-the-art communications. Its evolution from a World War II training camp to the headquarters for a technological branch of the Army has unquestionably secured our place in history and upholds our commitment to be ever “Watchful for the Country”.

## HOUSING FACTS

According to the 2000 Census there are about 82,312 housing units in Richmond County. Density in Richmond is about 616.5 persons per square mile and there are a total of 324 square miles in the county. The median price of a home is \$76,800 compared to the state median home price of \$111,200. The assessed value of tangible property is 40% of fair market value as defined by Georgia law.

## BUSINESS FACTS

Fort Gordon is the largest employer in Augusta with over 13,800 employees. The second largest employer in Augusta is the Westinghouse Savannah River Company, which is responsible for the power generating activities at the Savannah River Site. Augusta’s economy has been moving away from old-industry manufacturing to becoming a haven for medical research, education, services, and production of medical equipment. Due to Augusta’s low cost of living and low business cost it has the potential for healthy economic growth in the future.

<b>Sector</b>	<b>Percent of Total Employment</b>
<i>Construction</i>	6.6%
<i>Manufacturing</i>	12.9%
<i>Retail Trading</i>	12.1%
<i>Information</i>	1.7%
<i>Transport/Utilities</i>	2.6%
<i>Wholesale Trading</i>	2.0%
<i>Financial Activities</i>	3.6%
<i>Professional and Business Services</i>	14.7%
<i>Education And Health Services</i>	11.6%
<i>Leisure and Hospitality Services</i>	8.9%
<i>Other Services</i>	4.0%
<i>Government</i>	19.5%
<i>Total</i>	100%

Source: Precis© METRO report by Economy.com

## **DEMOGRAPHIC INFORMATION**

Augusta is a small city with a population 199,775 people according to the US Census 2000. When combined with the Central Savannah River Area the population rises to over 400,000. Projected growth of the population is 5.3% per year, however in 2002 the growth rate slowed to about 1% due to nearly even migration inflow and outflow.

Source: Augusta Chamber of Commerce